

ROUTE 108 CORRIDOR STUDY COMMITTEE

Evaluating Options

Route 108 Corridor Study Committee

- ▶ Why were we created?
- ▶ What did we learn?
- ▶ What are our findings?
- ▶ What are our recommended steps?

Route 108 Corridor Study Committee

- ▶ “Gateway” or Route 108 Corridor Study Committee
 - ▶ UNDER NEW MANAGEMENT



Cost of Community Services Study of 1996 using FY 1994 Data

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The Cost of Community Services Study developed the following relationships for the stated land uses based on Fiscal Year 1994 information.

COMPONENT	REVENUES	EXPENSES	RATIO
Commercial/Industrial	\$1,339,275	\$256,696	1.00 : 0.19
Current Use Lands (open space)	\$20,498	\$8,132	1.00 : 0.40
Residential	\$6,939,002	\$7,957,296	1.00 : 1.15

Other Communities' Findings

Community	Residential	Commercial	Open Space	Date of Study
Brentwood	\$1.17	\$0.24	\$0.83	2002
Deerfield	\$1.15	\$0.22	\$0.35	1994
Dover	\$1.15	\$0.63	\$0.94	1993
Exeter	\$1.07	\$0.40	\$0.82	1997
Fremont	\$1.04	\$0.94	\$0.36	1994
Hooksett	\$1.16	\$0.43	\$0.55	2008
Lee	\$1.11	\$0.48	\$0.51	2004
Milton	\$1.30	\$0.04	\$0.72	2003
Stratham	\$1.15	\$0.19	\$0.40	1996
Windham	\$1.05	\$0.28	\$0.57	2010

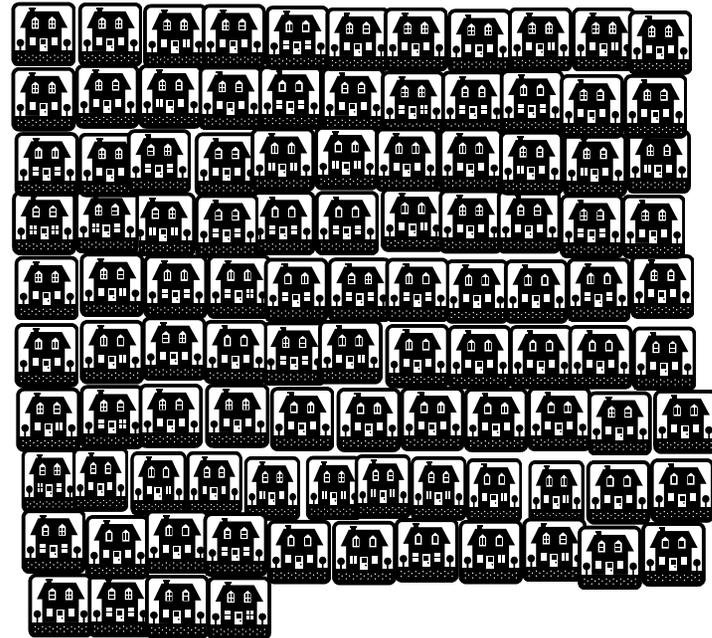
Commercial Assessments subsidizing Town expenses.

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Community	Residential	Commercial	Open Space	Date of Study	Commercial Value needed to sustain this balance
Brentwood	\$1.17	\$0.24	\$0.83	2002	22.37%
Deerfield	\$1.15	\$0.22	\$0.35	1994	19.23%
Dover	\$1.15	\$0.63	\$0.94	1993	40.54%
Exeter	\$1.07	\$0.40	\$0.82	1997	11.67%
Fremont	\$1.04	\$0.94	\$0.36	1994	66.67%
Hooksett	\$1.16	\$0.43	\$0.55	2008	28.07%
Lee	\$1.11	\$0.48	\$0.51	2004	21.15%
Milton	\$1.30	\$0.04	\$0.72	2003	31.09%
Stratham	\$1.15	\$0.19	\$0.40	1996	18.52%
Windham	\$1.05	\$0.28	\$0.57	2010	6.94%



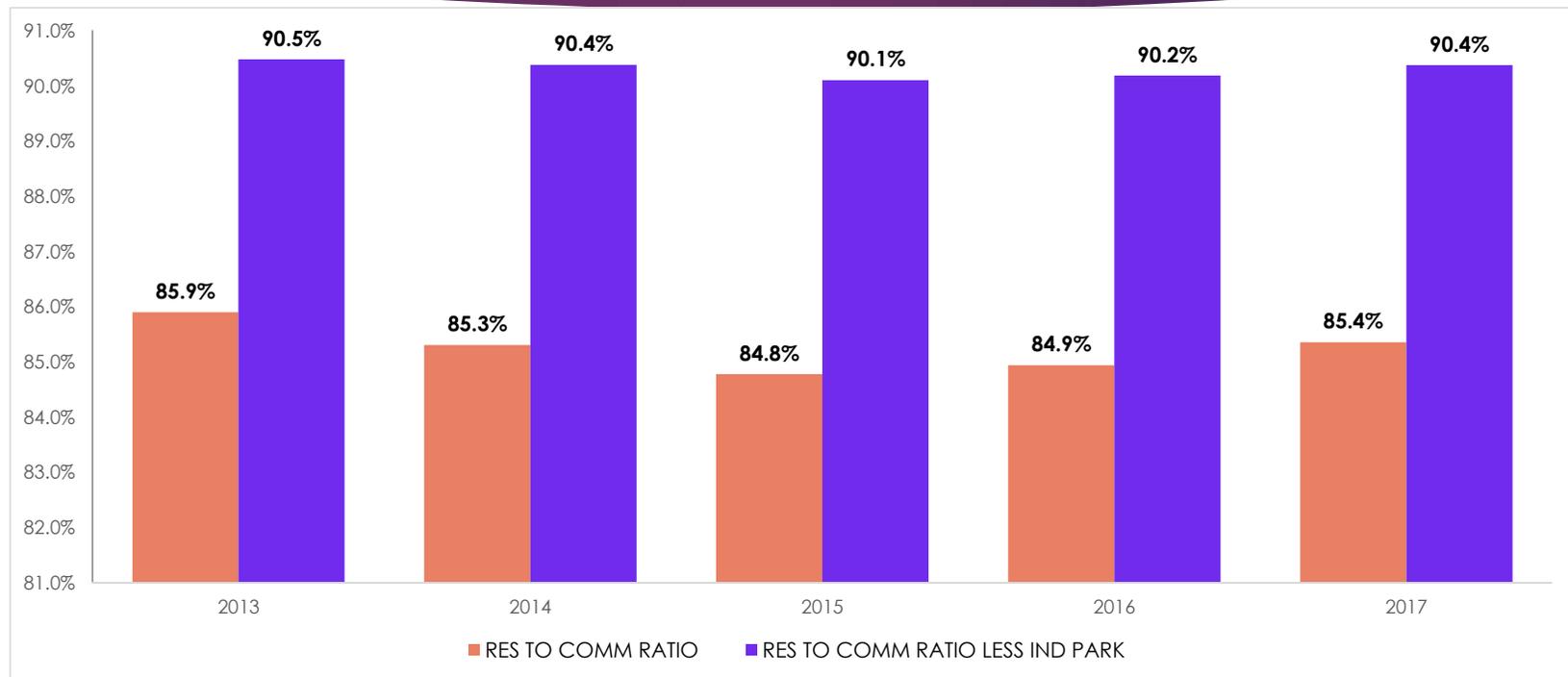
One Lindt Assessed Value of \$37 Million Equals 105 Median Assessed Value Homes (\$352,100 per)



\$37 Million generates \$751,100 in taxes each.

Lindt Required Services Costs	105 Houses Required Service Costs
\$142,709	\$863,765

What if we did not have an industrial park?



High Demand for Housing

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Lonza eyes expansion, up to 1,000 new jobs at Pease



High Demand vs Low Supply

Shifting tax base upsets Portsmouth residents



BUY PHOTO

HIDE CAPTION

Erik Anderson of 36 Georges Terrace in Portsmouth, is concerned about the impact of rising taxes and budgets on long-term residents, which was made worse by the city's most recent property revaluation. [Rich Seauchesne/Seacoastonline]

High Demand vs Low Supply

Surge in house values shifts tax burden to homeowners



▲ HIDE CAPTION

While there is a high demand for commercial real estate, increases to commercial property tax valuations lag behind increases in residential property tax valuations, leading to a shift of the property tax burden to homeowners. [Deb Cram/Fosters.com]

A Phased Approach

Description

Phase 1 – Existing Infrastructure Interconnection

Phase 2 – Expansion within the Gateway District to
Frying Pan Lane

Phase 3 – Extension to Bunker Hill Avenue

Phase 4 – Extension to Town Center

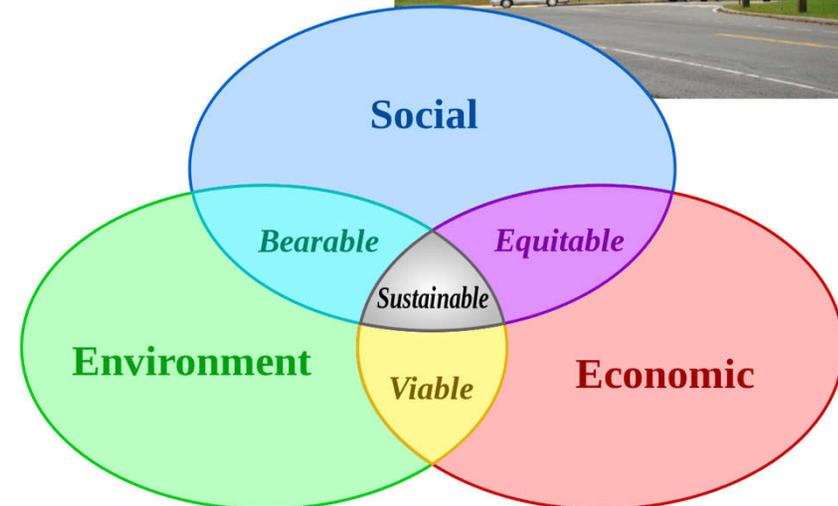
Projected Potential Tax Revenues

Scenario	Phase I	Phase II	Phase III	Phase IV
Existing Conditions Current Zoning	\$392,963.93	\$454,319.17	\$638,711.04	\$974,260.43
Full Build-Out Scenario Current Zoning	\$392,963.93	\$1,085,080.20	\$2,069,535.98	\$2,327,909.00
Full Build-Out Scenario Gateway Commercial Business District w/Infrastructure	\$392,963.93	\$4,915,696.52	\$6,289,131.36	\$6,547,504.38

Note: 2010 Projected tax revenues based on 2009 Tax Rate of \$18.06

Route 108 Corridor Study Committee

- ▶ Planning Principles
 - ▶ Maintain rural character
 - ▶ Contain development
 - ▶ Ensure quality
 - ▶ New Master Plan



Route 108 Corridor Study Committee

Vacant
Property



Assessed Value = \$400,000
Total Tax Bill = \$8,000
School, State,
Local, Cty Taxes = \$8,000

Assessed Value = \$550,000
Total Tax Bill = \$11,000
School, State,
Local, Cty Taxes = \$8,000
TIF = \$3,000

Assessed Value = \$1,000,000
Total Tax Bill = \$20,000
School, State,
Local, Cty Taxes = \$8,000
TIF = \$12,000

*Assumes TIF in place with a
Tax Rate Of \$20/\$1,000 AV*

Route 108 Corridor Study Committee



Questions?



Thank you for attending!